



CITY OF DOVER

CWDAC PARK SUB-COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: 2nd Floor Conference Room, City Hall, 288 Central Avenue
Meeting Date: **Wednesday, October 4, 2017**
Meeting Time: **7:30 AM**

PRESENT: Peg Purcell, Robbie Woodburn, Kim Schuman, Gary Bannon – Recreation Director

STAFF: Steve Bird – City Planner

OTHERS: Jen Martel – Ironwood, Jeremy Lake – Union Studio

1. Meeting was called to order by Purcell at 7:34 am.

2. Citizens Forum: None

3. Minutes of January 12, 2017

Woodburn motioned to approve the minutes of 1/12/17, Bannon seconded. VOTE: Unanimous.

4. Park Building Constraints (site, budget) and Opportunities (park gateway, landmark, overlook)

Lake reviewed the design of the park building. Need to develop strategy for the building.

Committee discussed location, budget and precedents.

Lake: Building would be at elevation 16 feet, which is above the floodplain.

General approach/plan/program/scale shown seems appropriate:

- Relative number of restrooms
- Concessions, not café (at least initially)
- Open air/Covered seating area defined by split restrooms/concessions
- Storage in lower level of building
- Flexibility to rent this structure out for private events

The “information booth” aspect is likely to be addressed with signage/bulletin boards rather than having a manned station— however, open concessions area allows flexibility to incorporate this, or other similar uses like boat tour ticket sales, at a later date

Consider adding a lower covered porch/canopy that faces/engages the lawn – could allow informal, covered seating and/or area to stage events at lower level

Stone base should be integral to adjacent retaining wall and consider bringing stone along face of porch as well Relocate stairs from side elevation to main walk leading to docks/plaza

Add small janitor’s closet/storage area for bathrooms and consider access to concessions for service needs

In general character as drawn feels too rural and humble – investigate a few other stylistic approaches (amped up detailing and/or maritime feel and/or contemporary look, etc.) prefer a more “traditional” approach (possibly referencing working waterfront history of landing)

5. Programmatic Potential

Budget assumed 2,200 sq. ft. size at \$200/sq. ft. or \$440,000

Building will be a focal point

Committee reviewed building designs and floor plans

Schuman: Use maritime heritage theme and murals on retaining wall

Lake will work on a couple of building designs and send PowerPoint to Bird

Bird will present some of the information at the October 17th CWDAC meeting

6. Adjourn

Purcell declared the meeting adjourned at 8:53 AM.